P21

O.F. 71.

1938

Department of Rev

OFFICE of the Bd of Rev

STATION Mangalore

Bd. Mis. **No.** 2277

B312.6/37
Urgent

Dated 18.8.38

Pages in the file

(SUBJECT.)

Town Planning. (S. Kanara) - Mangalore Munic
Council - Kodialbail East & West ward sche
sale of lands to municipal Coun'l -
Objection value. Remarks submitted

C.F. 71.

Back Papers.

Dis.	No.	Department. / Series.	Date.	Dis.	No.	Department. / Series.	Date.
Mis	1517/1357						
Mis	851/1233						
Mis	3038/1-9-36						
Mis	5285/1933						

Further Papers.

Dis.	No.	Department. / Series.	Date.	Dis.	No.	Department. / Series.	Date.

BP mis. 1468. (B 6653)

Mis
4/8/49

B3126

Revenue Department.

8 - JUL 1937 Memorandum No. 2529 F/37-1 dated 6th July 1937.

Town Planning - (South Kanara) - Mangalore Municipal Council - Kadialbail East and West Ward schemes.

*****

The attention of the Board of Revenue is drawn to its Reference B.No.666-34-6, dated 5th December 1934, and to the order issued in G.O. No. 1107 L.S.G., dated 18th March 1937. The Board is requested to report which of the following alternatives will be more advantageous to the Government, viz.,

(1) to follow the procedure indicated in G.O. No.1107 L.S.G., dated 18th March 1937, which involves the handing over to the municipal council the extent of about 15.64 acres of Government land available for sale as building sites at its agricultural or undeveloped value or at a favourable price, subject to the condition that betterment contribution should not be levied on lands reserved by the Government for their own purposes, or

(2) to adopt the procedure followed in paragraph 2 of G.O.No. 378 Revenue, dated 28th February 1927, under which the full sale proceeds will be credited to the Government, who will, however, have to pay betterment contribution on the lands reserved by them for their own purposes.

2. If the Board is in favour of alternative (1) mentioned in paragraph 1 above, it is requested to report at what rate the land may be made over to the municipal council and whether the municipal council is agreeable to the proposal.

T.M.S. Mani,
Under Secretary to Govt.

To the Board of Revenue (Land Revenue & Settlement).

Forwarded
/By Order/

A.H. Ramanatha Ayer 7.7.37

SRM.6.7.37. Superintendent.

Govt R
resi
with
of 13.11.37

Govt R D 6186
resubmitted
with reply of 11.12.37

3

DRAFT FOR APPROVAL. C.F. 16.

	Date.	Initials.
When received for fair copying		
When copied		
When examined		
When signed		
When despatched.	DESPATCHED 12 AUG 1937	

SUBJECT:— Town Planning - (South Kanara) - Mangalore Municipal Council - Kodialbail East and West Ward Schemes -

READ AGAIN _____, dated _____ 19____.

" " _____ " _____ 19____.

READ *ALSO*:—

From the Govt R.D. Memo No. 2529 F/37-1 dated 6.7.1937 A

" _____ " _____ " _____ " _____ 19____.

" _____ " _____ " _____ " _____ 19____.

Refee ~~Order — Mr. Resolution Rout.~~ No. B 3124/37-1 dated 6-8-1937.

Refered to the Coll of South Kanara for remarks.

2 The Board's Reference No B 666-34-6 dated 5-12-34 was based on the Coll's letter No D.Dis 4778-34 dated 15-11-34.

3 A copy of G.O. No 378 Rev, dated 28-2-27, referred to in para 1 (2) of the Govt memo read above, was forwarded to the Coll with B.R. Refee No B 666/34-5 dated 27.9.34 ~~to which the Coll's~~ The Coll is requested to submit a copy of the G.O. as the B.R. ~~D.D. referred to in para 2 above~~ in which it was disposed of has been transferred ~~was a Reply~~ to Orissa.

Dne 6/8/37 ½ 31 cf ½ (I) ½ 2 + 4 + I

X. RR 11-9-37 ½ 23 + I

To the Coll of S. Kanara.

Dy Secy

mas 2/7 SW 26/7/37.

AL 4.8.37

5.8.37

5

3126/37 (B 4502 B

D.Dis.4047-37.

South Kanara Collector's office,
Mangalore, dated 28 - 9 - 1937.

From

M.R.Ry. Rao Bahadur M.V.Vellodi, Avl., B.A.,
Collector of South Kanara.

To

The Secretary to
The Board of Revenue,
Madras.

Sir,

Town Planning - South Kanara - Mangalore Municipal Council-Kodialbail - East and West Ward schemes - Remarks - submitted-Board's Ref.B.No.3126/37-1 dated 6-8-1937.

p. 3 c.f.

****

The consideration of the alternatives does not arise in this case as I learn from the Commissioner of the Mangalore Municipality that no lands have been reserved by Government under this Town Planning scheme.

2. The land may, if sold by auction in suitable blocks fetch a price ranging up to Rs. 3 or 4 thousand per acre. It will be profitable to Government as well as conducive to the success of the Town Planning scheme if the extent is handed over to the council at a favourable price which I think may be fixed at Rs.500/- per acre or a little more in this case. The Municipal Council has no other means of financing the scheme.

[3. A copy of G.O.No.378, Revenue, dated 28.2.27 is enclosed.]

29/9/37

For Collector.

29.9.37

Copy of G.O.No. Misc. 378 Revenue Department dated the 28th February 1927.

Read the following paper:-

From the Board of Revenue, Land Revenue and Settlement, No. Refce.C. 5572-26-1 dated the 13th October 1926.

O r d e r:

In its reference read above, the Board of Revenue has submitted proposals for the alienation of 23 acres and 24 cents of land in S.Nos. 345-1, 346-1 and 2, 347-1 and 2 and 351-1 and 2 in Bejjipur village, Berhampur Taluk, Ganjam District, in favour of the Municipal Council, Berhampur for purposes connected with the extension of the town. It is proposed to utilize the land as shown below:-

(1) For house sites	..	7.60 acres.
(2) For streets and lanes	..	4.26 acres.
(3) For school-sites	..	2.89 acres.
(4) For playgrounds	..	1.70 acres.
(5) For sites of business premises	..	0.61 acres.
(6) To be kept as an open space	..	6.18 acres.
		23.24 acres.

2. The Government sanction the alienation of the lands subject to the following conditions:-

(1) the alienation of 15.03 acres of land which are required for school sites, streets, lanes and playground and for an open space will be free of charge for the occupancy right and free of ground-rent. The alienation of the remaining 8 acres and 21 cents which are to be used for the sites of houses and business premises and ~~hwihc~~ which shall be sold in auction to private individuals, will be free of charge for the occupancy right and free of ground rent until the first plot of this area is sold and thereafter any portion of the area remaining unsold will similarly until sold be free of charge for the occupancy right and free of ground rent. As each

plot is sold it will become liable to such ground rent as the Collector may prescribe for it - which ground rent will be liable to revision at each resettlement - and the charge for the occupancy right realised at the sale will be credited to the Government.

(2) The lands shall be used for the purposes specified in paragraph 1 and for no other purpose.

(3) The Council shall prepare a complete town planning scheme for the area within six months from the date of this order and the scheme shall be carried out within a period of five years from the date of the order passed on the scheme.

(4) The Government may resume the land wholly or in part with any buildings thereon in the event of the infringement of any of the conditions of grant, or if in the opinion of the G the land is required for a public purpose or for conducting mining operations.

5) In the event of such resumption if there are buildings on the land the Government may at their option, either

(a) purchase the buildings, or

(b) allow the grantee to purchase the land at its value on the date of sale, or

(c) direct the grantee to remove the buildings.

(6) In the event of the resumption of the land followed he purchase of the buildings under clause 5(a) or in the t of the acquisition of the land for any reason the ensation payable therefor shall in no case exceed the initial cost or the value at the time of the resumption or the acquisition, whichever shall be less, of any buildings erected or other improvements effected on the land by the grantee in accordance with the terms of the grant.

(7) In the event of the grantee refusing to remove the buildings when so directed under clause 5(c), the Government may remove them and realise the cost of removal by the sale of the materials.

(8) In the event of the voluntary relinquishment of the

land by the grantee no compensation shall be payable for any improvements that may have been effected or other works that may have been executed on the land by the grantee at his cost.

(By Order of the Governor in Council)

(True copy)

For Collector.

29.9.87

11

J.F.14

Draft

Town planning (South Kanara)- Mangalore Municipal Council- Kodialbail East and West Ward schemes- Report.

--

B. 3126/37 Memo. from Govt. R.D. dt 9

B. 4802/37 Letter from the Collr.of South Kanara, D.Dis. 4047/37 d/ 28-9-37. 9

Ref. No.B. 3126/37/29 16.11.37

In para 1 of his letter cited above the Collr.has stated that the consideration of the alternatives proposed in the Govt. Memo. does not arise as no lands havebeen reserved by the Govt. under the ~~T~~ Town Planning scheme. In para 2 of his letter the Collr. however ~~stat~~ states that it will be profitable to the Govt. if the extent of 15.64 acres is handed over to the Municipal Council at a favourable price which may be fixed at Rs.500/ or a little more per acre. It is presumed that the Collr. is of the opinion that this will be more profitable than the alternative course of the Govt. retaining possession of the plots till they are all sold and in the meanwhile paying the betterment contribution. The Collr. is requested to report the period within which the plots may be expected to be sold, the amount of the betterment contribution that may have to be paid and how his proposal will be profitable to the Govt.

DESPATCHED
19 NOV 1937

R.P. 16.12.37 to Collr

R.P. 16-1-37 to Collr

R.P. 2.2.38 to Collr

2. The Collr's attention is invited to the concluding portion of para 2 of the Govt. Memo. cited above. ~~He~~ If in the light of the answer to para 1 above he still considers that the land should be handed over to the M.C. at a favourable rate he is requested to report specifically whether the Municipal Council is willing to pay the value of the land at the favourable rate of Rs.500/- an acre or a little more ~~an acre~~ to be fixed by him.

6/11/37

To the Collr.of South Kanara.

17/11/37

13

B1535

Ref.6337-37.

South Kanara Collector's Office,
Camp: Manjeshwar, 21st February 38.

From

M.R.Ry. Rao Bahadur M.V.Vellodi, Avl.,B.A.,
Collector of South Kanara.

The Secretary to the
Commissioner of Land Revenue & Settlement,
Madras.

Sir,

Town-planning - (South Kanara) - Mangalore Municipal Council-Kodialbail East and West Ward Schemes-

Ref:- Board's Ref.No.3126/37-2 dated 16th November 1937.

The agricultural or undeveloped value of the lands in question would be Rs.500 per acre. If the public realise that the Municipality has actually embarked on the town planning scheme the market value of the land would immediately shoot up to Rs.2,000 per acre. The ultimate value of these lands after the full development of the proposed town planning scheme may come to Rs.4,000 per acre. Betterment contribution is proposed to be calculated at 7½ % of the increase in value spread over a period of 30 years. The Municipality will have to accede that the market value of the land would be Rs.2,000 per acre immediately they decide to carry out the town planning scheme. The value of the 15.64 acres now and when the scheme is fully developed would be roughly Rs.31,000 and 62,000 respectively. Adopting 31,000 as the increase in value if Government propose to sell the lands only after the scheme is fully developed the betterment contribution that may have to be paid by the Government would be in all 50% of the increase in value or Rs.15,500, the net gain to Government being Rs.46,500 whereas if the whole extent is sold at Rs.500 Government would immediately realise Rs.7,820. It may seem paradoxical in the circumstances to say that the latter course would be more profitable.

The amount of Rs.~~31,000~~ 46,500 mentioned above could be dreamt of only if the Municipality embarks on this scheme of town improvement.

Pl. see page 15 Cf

14

The Municipality has no funds to do this and as a matter of fact it is banking on sale value of these sites for the improvement itself. If the Government do not propose to let the Municipality have the lands at a price extremely favourable to it the scheme will have to be dropped and then Government will not be able to realise even the price of Rs.7,820. These are the circumstances that made me think that it would be more profitable to Government to sell away the lands to the Municipality immediately at Rs.500 per acre and let the Municipality pursue a scheme which has been considered very necessary for improving the civic amenities of this town.

3/ I may be informed which view the Board is inclined to take. Meanwhile a deputation from the Municipality waited on me some weeks back and requested me to recommend to the Board and the Government to give away the lands for Rs.200 per acre.

omit in f.c.

For Collector. 22-2-34

22-2-34.

C.F. 32.

15

REVENUE DEPARTMENT

In reply, please quote number, date and short title.*

*Received*_____ *Registered*_____ B 1563

From (Name) M.R.Ry. Rao Bahadur M.V.Vellodi,Avgl,B.A.

(Designation) Collector of South Kanara.

Post Box_____, (Station) Camp: Manjeshwar.

*Telegraphic Address*_____

To

The Secretary to the
Commissioner of Land Revenue &
Revenue Settlement, M a d r a s.

Ref. *No.*6337-37, *dated* 23rd February 1938.

Sir,

*

Enclosures_____

Spare Copies 4 13-1-38

Town Planning-- (South Kanara)--Mangalore Municipal Council--Kodialbail East and West Ward Schemes.

Ref:- My letter Ref. 6337-37 dated 21st February 1938.

Board's ref. No B.3126/37--2 dated 16th November 1937.

In paragraph 2 please correct the figure 31,000 to 46,500.

M. V. Vellodi

Collector.

17

J.F.H

C.F. 16.

DRAFT FOR APPROVAL.

	Date.	Initials.
When received for fair copying	29/3	BF
When copied	30-1	
When examined	30/3	
When signed	31 MAR 1938	
When despatched.		

SUBJECT :— Town Planning - (S. Kanara) - Mangalore Municipal Council Kodial bail East & West Ward Schemes.

READ AGAIN _____, dated _____ 19____.

" " _____ " _____ 19____.

READ *ALSO* :—

No. B. 15-35/35 From the Collector of S. Kanara, No. _____, dated _____ 19____.

Ref 6337-37-28-21-2-1938

" _____ " _____ " _____ " _____ 19____.

" _____ " _____ " _____ " _____ 19____.

~~Order~~ / ~~Resolution~~ ~~Ms.~~ / ~~Rout.~~ No. Refer, dated B. 3126/38-38 28/3/38 19____.

Refer

fre
29/3

From para 1 of the Collector's letter cited above the Board observes that it would be to the advantage of the Government to pay betterment contribution and sell the lands at their full value after the Town Planning scheme is developed. Nevertheless the Collector has recommended that the lands may be made over to the Municipal Council at their present value estimated

at Rs 5000/- an acre for the reason that if the Govt. do not do so, the scheme will not be taken up by the Municipality at all, and the increased value which the Govt may expect to get may not vanish. ~~The Board does~~ This reasoning is not conclusive ~~not agree with the Collector's in this respect~~ reasoning / for the Municipal Council stated previously that, if necessary, it would finance the scheme by taking a loan from the Government. Vide the Municipal Councils Resolution of 31st July 35 — p. 47 of 07 (I)
and the letter from the Commissioner of the Mangalore Municipality No W. 91/33-34 of 28.9.35 — pp 43-45 of 07 (I)
Copies of which are enclosed. The attention of the Collector is however invited to the orders passed in G.O.

(1) G.O No 1107 L.S. & J. 18.3.37 in which the Govt have stated that they would be prepared to consider on its merits any proposal to make over land at its undeveloped value to a Municipal Council leaving it to develop it and appropriate the sale value for the purposes of the town development. In view of the above orders of the Govt. the Board is prepared to recommend the Collector's proposal to the Govt. although it thinks that it is definitely not the more profitable course for the Govt. Before however recommending his proposals to the Govt, the Collector is requested to report definitely whether the Municipal Council is prepared to pay at the rate of Rs 500/- an acre

To

The Collector of
S Canara with Encls
pp 43-47 ct of (1) to be copied

Ch. 24/3/38
25.3.38

26.3.38

21

D 2964

Ref.No.6337-37-B4. South Kanara Collector's Office,

Mangalore, 7th April 1938.

From

M.R.Ry. Rao Bahadur M. V. Vellodi, Avl., B.A.,

Collector of South Kanara.

To

The Secretary to the Commissioner of

Land Revenue & Settlement, Madras.

Sir,

Town Planning - (South Kanara) - Mangalore Municipal Council - Kodialbail East and West Ward Schemes -

*****

Board's Ref.B.No.3126/37-3, dated 28.3.1938.

*****

The Mangalore Municipal Council is extinct now. The matter will, however, be put up before the new Council soon after it is formed and my reply will be submitted in due course.

For Collector.

9.4.38

Subject:- Same as above

20/4 B.2964/38 from Coln S.K. dt 7.4.38

9.4.38.

Refee B.3126/37-4 dt 20.4.38

The Collector's further report on the subject is awaited

21.4.38.

20/4/38

12/4/38

To The Collector of S. Kanara

23

B498/1

Ref. C.No.B4-6337-37. South Kanara Collector's Office,
Mangalore, dated 6th July 1938.

From

Sri Rao Bahadur M.V.Vellodi, B.A.,
Collector of South Kanara.

To

The Secretary to the Commissioner of
Land Revenue and Settlement, Madras.

Sir,

Town Planning - (South Kanara) - Mangalore Municipal Council-Kodialbail East and West ward schemes -
Board's Ref.B.No.3126/37-3 dated 28.3.1938.

****

The Municipal Council is willing to pay at the rate of Rs.500/- per acre. A copy of the Council's resolution dated 30.5.38 is enclosed.

For Collector:

Reply to Ex.R 8/7/38 from Govt. R.D sect.

25

Extract from the proceedings of the Mangalore Municipal Council, dated the 30th May 1938.

****

Present:-

xx xx xx

Read Council's resolution No. 13 dated the 17th January 1938 requesting the Collector to move Government to make over to the Municipal Council 15.64 acres of land out of the Urwa Maidan proposed to be sold as house-sites, at a rate not exceeding Rs.100/- per acre and Collector's letter Ref. B4/6337-37, dated the 17th May 1938, requesting to let him know whether the Municipal Council is prepared to pay the rate of Rs.500/- for the above land per acre.

Council is prepared to pay at the rate of Rs.500/- per acre.

xx xx xx

Sd/- B. Venkatrao Baliga,

Chairman,
Municipal Council.

/True Extract/

Municipal Office, Mangalore,
Dated the 1st June 1938.

Sd/- K. Govindarajulu,
Commissioner, M.M.

/True copy/

For Collector.

1.6.38.

7WS

C.F.16.

DRAFT FOR APPROVAL.

	Date.	Initials.
When received for fair copying ..	19/8	
When copied ..	22/8/38	
When examined..	22/8	
When signed	22/8	
When despatched.		

SUBJECT:— Town Planning (S. Kanara). Mangalore Municipal Council. Kodialbail East & West ward Scheme. Sale of lands to municipal Council. Collector's proposals remarks solicited.

READ AGAIN _____, dated _____ 19____.

" " _____ " _____ 19____.

READ *ALSO*:—

B No. 3126/37 From the Govt R.D. memo. No. 25-29-F 37/1, dated 6.7.1937 H/4 C

B " 4802/37 " Collr. S. Kanara " 4047/37 " 28.9.1937 H/3 A

B " 15351/38 " " Dy " 6337/37 " 21.2.1938 H/3.14 A

Order / Resolution Ms. / ~~Roc~~. No. 2207, dated 18:8:1938.

Submitted to the Govt.

-2/- In para 1 of this letter dy 21.2.38 the Collector states that it would be to the advantage of the Govt. to pay betterment contribution and sell the lands at their full value after the T.P. Scheme is developed. Nevertheless the Collr. recommends in para 2 of this letter that the lands may be made over to the municipal Council at their present value estimated at Rs 500 an acre, on the ground that if the Govt. do not do so, the Scheme will not be taken up at all and the

H/3 C

H/3 A

H/3.14 A

increased value which the Govt may expect will vanish.

3/ In view of their order No. 1107 L.S.G. of 18.3.37 wherein the Govt have stated that they would be prepared to consider on its merits any proposal to make over land at its undeveloped value to a Municipal Council leaving it to develop it / the Board recommends the Govt's proposal that the lands may be sold to the Municipal Council, Manjal at Rs 500/- an acre. The Council is prepared to pay for the land at the rate specified above. A copy of the resolution of the Council is enclosed.

(G1)

and appropriate the sale value for the purposes of town development,

1254

15.8.38 18.8.38

17/8

To the Secy to Govt Rev Deptt with a copy of the M.C's resolution

A.S.(LR)
Thro A.E to D.R secrs.
4.8.37 4/8/37

Notes file

Town Planning (South Kanara) - Mangalore Municipal Council - Kodialbail East and West Ward Schemes.

B 3126/37 from the Govt R.D.

To Asst Secy

Please see the Govt memo at f/1

2 This may be referred to the coll for Remarks

3 B.P. No. 1504 dated 7-5-22 contain G.O. 378 Rev dt 28.2.27 referred to in para 1+2) of the Govt memo has been transferred to Orissa Province. But it is seen from the Bd's Refee at f 23 of the B.P. at (I) that a copy of the G.O. was forwarded to the coll of S. Kanara. A copy of the G.O. may be called for from the coll. Draft submitted.

was 23/7 SM 26/7

4.8.37 J.S. (Xr-SR)

J.S. (A).

A.S.(LR)

3 Cf. - Issued as Board's Ref No. B.3126/37-1 dt 6.8.37

5 Cf. - B.4802/37 - from the Collector South Kanara

To A.S.(LR).

Pl. see the Govt's Memo at 1 Cf. the Bd's Ref

Rep. at p 3 C/f. and the Comm's letter at p 5 C/f.

2). In their Memo at p 1 C/f the Govt. refer to the ext
of 15.64 acres of building sites available for sale. From
para 1 of the Comm's letter it is seen that he refers to lands
i.e
reserved for markets, parks etc. The scheme has
been submitted to the Govt in original and it is not
therefore possible to find out whether the extent of
building site that will have to be transferred to the Munl
Council. The Comm may be informed that the
point raised in the Govt Memo is in respect of building
sites and not in respect of reserved lands. He may
be requested to report which of the two alternatives
is preferable with a comparative statement
showing the financial aspects under each alternative
proposal & to report whether the Munl Council is
agreeable to the proposal if he prefers the first alternative.

Draft subd

2). The Ex. Memo from the Govt is also subd with
reply.

SU
28/10.

pp 15 & 16 C/f. 4 (I)

Issued as Bd's Ref. No.B.3126/37-1 d/ 6-8-37.

B. 4802/37 From the Collr.of South Kanara.

--

To A.S.(L.R.)

Pl. see the Govt. Memo. at p.1 c.f. th Board's Refce. at p.3 c.f. and the Collr'sletter at p. 5 c.f.

2. In their Memo. at p.1 c.f. the Govt. refer to the extent of 15.64 acres of building sites available for sale. The schemes and their schedules have been submitted to the Govt. in original. Ex - tracts of the relevant portions have been obtained from the Govt. and are at (F). From para 2 of the Collr's letter at p.27 c.f. of (I) it will beseen that the extent referred to in the Govt. Memo. forms part of S.Nos. 284 and 285 included in the East Ward scheme. Under clause 16(a) lands included in schedule V may be used for the purposes of play groun market, park or open space and public buildings. Fr schedule V at p. 3 of (F) it will be seen that S. No. 284 has been reserved for park and school.

3. The Collector now reports that no land have been reserved by the Government under the Town Planning scheme and that the consideration of the alternatives referred to in the Govt. Memo. does not arise. He is however of the opinion that it wil be profitable to the Govt. and conducive to the success of the scheme if the lands are handed over to the Municipal Council at a favourable price. It is not known whether the Collr. means that it will be more profitable for the Govt to hand over the lands at the rate mentioned by him than Govt. retaining possession of the plots and paying the betterment contribution ~~on the lands reserved by them for their own purposes until they are all sold~~. The betterment contribution will be at the rate of 7½% of the increase in value for a period of 30 years. In the circumstance the Collr. may be requested to report with data how it will be advantageous to the Government if

his proposal in para 2 of his letter at p.5 c.f. is accepted.

4. As regards the Collector's observation that the Municipal Council has no other means of financing the scheme it is submitted that this point has already been considered- vide para 2 of the Collector's letter at p. 27 c.f. or (I) the Govt. Memo. and the report of the Commissioner of the Municipal Council at p. p. 37-38 and 43-45 c.f. of (I). The council will have to raise a loan to finance the scheme.

5. In their Memo. at p.1 c.f. the Govt. have ~~called~~ asked the Board to report ~~whether the Municipal Council is agreeable to the proposal if it is in favour of the first alternative.~~ at what rate the land may be made over to the Municipal Council, if it is in favour of the first alternative. The Collr. has not reported on this point apparently because he has stated that the consideration of the alternatives does not arise in the circumstances reported in para 1 of his letter. He may be requested to report whether the Council agrees to the rate of Rs.500/. an acre or a little more proposed by him.

Draft submitted.

K.S.
6/4/37

8.4.37

13/4/37

J.S. (A)
5/4/37

Docu. Refce B. 31-6/37 ...

J.S(A)
A.S(L.R) ... 1.2.6/... ...

To Asst. Secretary.

Please see the Govt. memo at page 1 Ct, the Bds references at pp 3 Ct + 11-12 Ct and the Collector's reports at pp 5 Ct + 13-14 Ct.

In his report at pages 13-14 Ct the Collector has given the reasons which made him say that it will be profitable to Government as well as Conducive to the success of the Town Planning Scheme if the extent of about 15.64 ac of land is handed over to the Municipal Council. In his present report also the Collector considers that it would be profitable to Government to sell away the lands to the Municipality immediately at Rs 500/- per acre (which value represents the agricultural or undeveloped value of the lands per acre) and let the Municipality pursue the scheme. The Board may accept the Collector's proposal in his report to Govt. that it is in favour

of the first alternative mentioned in para 1 of their memo at p1 C/f

With reference to para 2 of the Govt memo the Collector reports that the Municipal Council has offered only Rs 200/- per acre. For orders.

p1 C/f and para 2 on p12 C/f

ICS.
7.3.38
9.3.38

RJ
14-3-38.

JS(D)

A deputation waited on him & wanted him to recommend Rs 200 per acre (and y. letter - p. 20 C/f). There is no definite answer to the question whether the Mfg will be prepa to pay at Rs 500 per acre.

Para 1 of the letter on p. 13 C/f shows clearly that it would be to the advantage of the Govt to pay betterment contribution & sell the lands at their full value after the T.P. scheme is developed. Nevertheless the Coll recommends that the lands may be made over to the M.C. at their present value estimated at Rs 500 an acre. His reasoning is that if the Govt do not do so the scheme will not be taken up at all & the increased value which the Govt may expect to get will vanish. This reasoning is not conclusive, for the M.C. once states that if necessary it would finance the scheme by taking a loan from the Govt (p. 44 C/f of (I)). However

(9) In R.O. 1107/18.3.37 the Govt. have stated that they would be prepared to consider on its merits any proposal to make over land at its undeveloped value to a M.C. leaving it to develop it & appropriate the sale value for the purposes of town development. In view of this the Board may be prepared to recommend the proposal of the [redacted] CSH :: although we must report definitely that it is not the more profitable course.

The CSH :: may be informed so & he may be asked to report definitely whether the M.C. is prepared to pay at Rs 500 an acre.

17.3.38

M.I.

Approved

To Asst. Secretary.

A3(LR)

Draft Submitted for approval

24/3/38

25.3.38

26.3.38

Issued as Refce B. 3126/37-3 dt 28.3.38 pp 17-19 ct
B 2964/38 from the Collector
of S. Kanara dt 7.4.38 } p 21 ct 1 A
B. 2958 from Govt R.D Reminder
To 1st Asst

Please see the Collector's
interim reply at page 21 ct
Draft submitted for approval. p 21 ct
The reply to Govt Remr may also be approved
ICS.

12/4/38
14.4.38

18/4

2 as Bri Rly B. 3126 '37-4 dt 20-4-38' p 21 ct
4981 38 from the Collr of S. Kanara dt 6-7-38 p 23 ct

1 H

20 IA

The Municipal Council has agreed p 25 ct
to pay for the land at the rate
of Rs 5000/- an acre. A report may
now be made in the lines approved
in p 7 ante.
Draft submitted

B3 Please put up a
Self Contained dr
[illegible]
29/7/38

28.7.38

p 1

Issued as Rly B. 31/26/37. 4 dy 20.4.38.

H/V S

G.O. 4981/38 from the Govt. of Kanara letter

To Secy.

The question to be decided in this file relates to the disposal of Govt. land to the extent of 15.64 acres in Mangalore Town in connection with the Kodialbail East & West Town Planning Schemes. The Municipal Council wanted the lands in question to be handed over to it at a favourable rate price. The Govt. have called for a report as to the most advantageous method of disposal of the land viz 1) by way of handing over to the Municipal Council the lands at a favourable price subject to the condition that betterment contribution shd not be levied on lands reserved by the Govt for their own purposes or

2) by adopting the procedure by means which the full sale proceeds will be credited to the Govt. as & when sold, In this case the Govt. will have to pay betterment contribution on the lands reserved by them for their own purpose.

2/ The Govt. also want to know the rate at which the land shd be made over to the municipal Council in case.

Alternative
~~idea~~ no (1) above is recommended and
also whether the Council is agreeable
to the proposal.

3/ The Com'rs reports are at ℔ 5ᶜ & 13-14 ℄. 23℄
He states that as no lands have been reserved
by the Govt. under the D. P. Scheme, the ℔ 5℄
consideration of the alternative courses
suggested by the Govt. does not arise.
The Com'r. suggests the disposal of the land ℔ para 2, ℔ 5℄
at the rate of Rs 500/- per acre. He
works out the figures under the two ℔ para 1, ℔ 13℄
proposals. It shows that if the land
is disposed of immediately the Govt. would
realise Rs 7,820 while under the
second alternative proposed by the
Govt. a net gain of Rs. 46,500 may
be expected only if the municipality
embarks on the Scheme of Town improvem'ts.
In view of the slender resources of the Council, ℔ para 2, ℔ 14 ℄
the Com'r. recommends the immediate
disposal of the land at the rate of
Rs 500/- an acre. The Council has
already expressed its willingness to ℔ 14℄ (I)
somehow find money for working out
the Scheme or even take a loan
from Govt. The Municipal Council has also ℔ 23℄
agreed to take the land at Rs 500 an acre ℔ 1 (G)
4/ In view of ~~the~~ G. O. No. 1107 L. S. G. dt.
18.3.37, that the Govt. would be prepared

to make over land at ~~its basis disposal~~
its undeveloped value to a Municipal
Council leaving it to develop it and
appropriate the Sale value for the purpose
of town improvement, the Bd proposed
to recommend the Asst proposal to Govt.
although it considered definitely that
the course suggested, (selling away the
land at Rs 500/- an acre to Municipal Council,
was not the more profitable course.
The Municipal Council is prepared
to pay for the land at the rate
of Rs 500/- per acre.

5/. In the circumstances the Board
may report to the Govt. as stated
in paragraph 4 above

For orders.

8.38.
6 flag
10.8.38

Please see members orders at p. 7 ante.
The Bd has approved the line of the
recommendation to be made & the file
has been pending since then only for
receipt of the Municipal Council's
resolution agreeing to pay at Rs 500 an acre.
For orders. 10/8

SECY.
15 AUG 38

Recommend the Asst's proposal.
12/8

2 1A

Ref: ndes m p 11 nf.

Draft submitted.

15/8/38

8.8.38.

1A

Schedule V.—West Ward scheme.

The List of Reserved lands - Kodialbail West Wa:

Serial No.	Distinguishing letters of description.	Purpose of Reservation.	Extent. A. C.	S.Nos. Affected.	Extent in S.Nos. affected. A. C.	Remarks.
1.	A.	Public purposes	1. 18. 0. 56.	668 666/96	1. 18 0. 56.	
2.	B.	-do-	3. 30.	824	3. 30.	
3.	C.	Open spaces	1. 89. 0. 26	666/84 663/1.	1. 89. 0. 26.	
4.	D.	S c h o o l	0. 67. 2. 07.	870 871	0. 17. 0 11.	
5.	E.	Open spaces	3. 17. 1. 28.	912 882	0. 24. 0. 28.	
6.	F.	S c h o o l	0. 89.	1036 1039 1040 1041 1023 1024 1025 1038	0. 09. 0. 17. 0. 22. 0. 74. 0. 54. 0. 08. 0. 33. 0. 95.	
7.	G.	P a r k.	3. 06.	494 495	2. 04. 0. 38.	
			0. 93.	1524	0. 19.	
✓	Roads included in Schedule III.				69. 02.	
				Total.	82. 74	

xxxxxxxxxxxxxxxx

Chairman, Municipal Council.

K O D I A L B A I L E A S T W A R D

T O W N P L A N N I N G S C H E M E.

Schedule V. --- List of Reserved Lands.

Serial No.	Distinguishing letters of description.	Purpose of Reservation.	Extent A. C.	S.Nos. affected.	Extent in S.Nos. affected.	Remarks.
1.	A.	Public purposes.	10.47	1554/1B	10.47	
2.	B.	Open spaces	11.70	1554/2C	11.70	
3.	C.	Park	31.31	284/1	14.35	
4.	D.	School	..	284	1.50	
5.	E.	Market	6.95	305	2.50	
6.	F.	Park	9.38	308	2.20	
7.	..	Roads as per details in schedule III	..		25.66	
			Total	..	70,28	

xxxxxxxxxxxxx

Chairman, Municipal Council.

Extract of para 16 (a) of the Scheme for the Eastward scheme.

***

16. (a) The lands shown in Map T.P.No.65 of 28 as allotted or reserved and given in Schedule V, may be used for the following purposes only:-

Playground, market, park or open space and public buildings;

2

Extracts of S.Nos. 284 and 285 in schedule I of the Eastward Scheme.

***

S. No. and Sub Division.	Name of owner.	Extent Ac. Sq. ft.	Remarks as to utilization of buildings etc.
x	x		x
284	G o v e r n m e n t	~~3 34829~~	~~Road.~~
285	-do-	31 13504	Urva Maidan.
x	x	7 2038	x

Please supply me with extracts ~~Copies~~
of the following :—

1) Schedule V — in both the
1961 & 1967 schemes.

2) para 16(a) of the scheme
for the Eastward
scheme. — P.64 JM.

3) Extracts of S.Nos 284 & 285
in schedule I of
the Eastward scheme
— P.17a M.

Copies sent herewith
to Supdt. B. i/c Mercy
[illegible] Rs.

[illegible]

8 NOV 1967

[illegible]

(*d*) Where the normal method of recruitment to any service, class or category is neither solely by direct recruitment nor solely by transfer, but is both by direct recruitment and by transfer—

(i) the special rules concerned shall specify the proportion or order in which vacancies in the cadre of such service, class or category shall respectively be filled by persons recruited direct and by those recruited by transfer;

CIRCULATION CHECK SLIP.

B.M. No. 2277

Dated 18838

Single Member.

~~Two Members.~~

~~Full Board.~~

	I-A	A.D.S. & L.R.	Asstt: Secy: L.R. Sett.	Sep: Rev.	J.S. Secy.	M-3	M-2	M-1
(1) Open file seen by	✓		✓		(ATG) ✓		✓	
(2) Final draft seen by	✓							
(3) Now circulated to.								
(4) Initials.								

** Secretary

Jt. Secretary.

Passed for record.

~~A.S. (L.R)~~

A.S. (Sett).

A.S. (Sep:Rev)

A.D.S & L.R.

I-A. 26.8.38

** Note -- ENTRIES NOT REQUIRED TO BE SCORED OUT.